

Under One Roof

**Building a Strong Foundation for Housing & Community
Development in the Commonwealth
Tuesday, November 13, 2012**

Smaller Municipalities: Strategies for Community Development

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Establishing and Implementing a Target Area Community Development Strategy Town of Fairhaven



Town of Fairhaven Overview

- Seaside Community, which shares a Working Harbor with New Bedford
- Population 15,873 (2% Decline from 2000)
- 12.41 square miles with 29.4 miles of shoreline
- Town Rich in History: Revolutionary War, Whaling Captains, Japan, Oil Barons, Presidential Family Ties
- Over 40% low-moderate income
- Aging Population – 26.3% over 60 years old



Fairhaven's Economy

- Marine Repair and Construction
- Fishing
- Hospitality
- Retail
- Agriculture
- Acushnet Company HQ (makers of Titleist Golf balls)
- Tourism

Fairhaven's Target Area and Community Development Strategy

- 2005 Town designated as a Mini-Entitlement
- Town awarded a CDBG Planning Grant 2005
- 2005 Grant provided:
 - Develop and Complete an Income Survey of the Targeted Area
 - Develop a comprehensive property and infrastructure inventory of the targeted area
 - Establishment of a Housing Rehabilitation Program Model
 - Assessment of Social Service Needs and Providers
 - Final Report

Elimination of Slums & Blight

- Target Area Selected – Cushman Park Neighborhood
- 55.3% Low and Moderate Income Residents
- Building stock old and deteriorated - over 81% of all structures built prior to 1939
- Findings of 2005 *Slums & Blight Inventory*:
 - 313 buildings: 78% residential, 5.4% mixed use, 16.6% commercial/institutional
 - 79% of the structures in fair or poor condition
 - 95% of the infrastructure in fair or poor condition
 - 60% Units occupied by Renters
 - 19% Units occupied by persons 65 year or older

Tools to Eliminate Slums & Blight

- Fairhaven Housing Rehabilitation Program -

Sources: CDBG; Get the Lead Out; Senior Center,
Private

- Infrastructure Improvement Program - Sources: CDBG; Town funds, Ch. 90 funds, CPC Funds Private

2005 to 2012 Revitalization Projects

- Bridge Street (CDBG 2006)
- Middle Street Ph. 1 & 2 (CDBG 2007, 2010)
- Main Street (CDBG 2008)
- Green Street & Pease Park Pump Station (CDBG 2009)
- Spring Street (CDBG 2011),
- Park Avenue and Main Street (CDBG 2012)
- Pease Park Boat Ramp (State & Town Funds)
- Main Street Drainage Project (Ch. 90 funds)
- South St Pump Station (Town Funds)
- Union Wharf Design (Seaport Council funds)
- Town Hall & Library Renovations (CPC Funds)

Fairhaven's Housing Rehabilitation Program

- On-Going Program
- Fairhaven Housing Rehab Program (> 40 units over past 7 yrs)
- Targeted approach – Cushman Park Neighborhood
- Senior Center has been a great resource for projects. They reach a population that is silent and guarded.

Infrastructure Improvement Project

Before



After



Infrastructure Improvement Project

Before



After



Infrastructure Improvement Project

Before



After



Infrastructure Improvement Project

Pease Park Drainage Project



CPC Funded Projects

Library



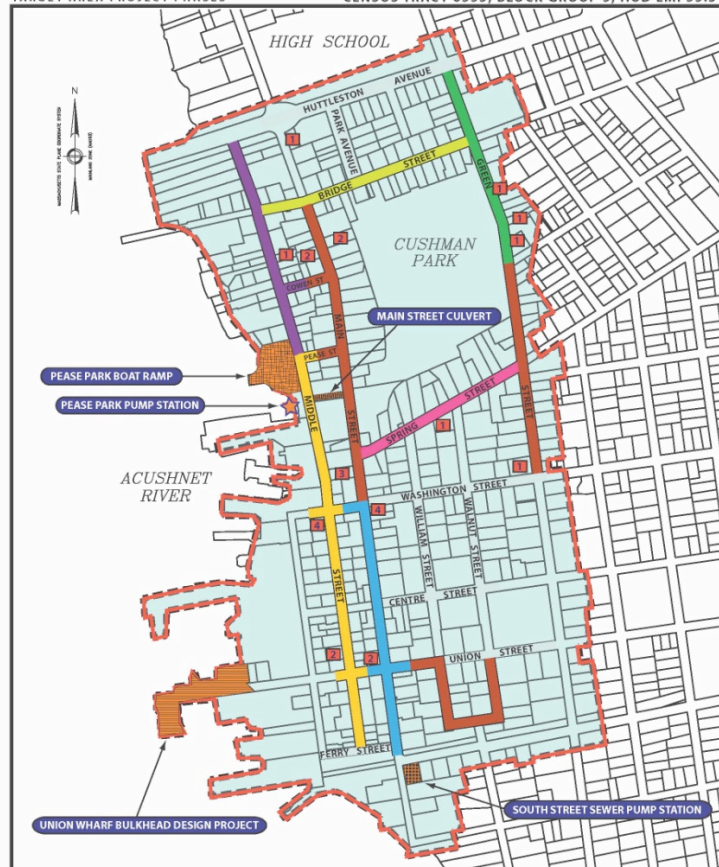
Town Hall



Fairhaven

TARGET AREA PROJECT PHASES

CENSUS TRACT 6553, BLOCK GROUP 5, HUD LMI 55.3%



KEY

CDBG PROJECT PHASES

- PHASE 1 | BRIDGE STREET | 2006
- PHASE 2 | MIDDLE STREET | 2007
- PHASE 3 | MAIN STREET | 2008
- PHASE 4 | GREEN STREET | 2009
- PHASE 5 | MIDDLE STREET | 2010
- PHASE 6 | SPRING STREET | 2011
- ★ PEASE PARK PUMP STATION

REHAB PROJECTS

- REHAB PROJECT
- NUMBER INSIDE SQUARE INDICATES NUMBER OF UNITS IN EACH REHAB PROJECT.

TOWN PROJECTS

- TOWN ROAD PROJECT
- PEASE PARK BOAT RAMP
- MAIN STREET CULVERT
- UNION WHARF BULKHEAD DESIGN PROJECT
- SOUTH STREET SEWER PUMP STATION

Conclusion

- Limited Town funds able to leverage significant State/ Federal Grant resources
- Use of Target Area has shown tangible results in transforming a neighborhood.
- Get other Town Boards and Commissions onboard with what you are doing. This was done with yearly CD Strategy (CDBG) review/update
- Board of Public Works became the key partner with infrastructure funding between \$50,000 to \$75,000, Ch. 90 funds.